



Croft Cottage, W13

£1,750,000 *Freehold*

5  3  3 

A substantial five bedroom detached residence on Rathgar Avenue, W13, offering over 3,400 sq ft of well balanced accommodation and presented to the market chain free, which is increasingly rare for a home of this scale in this part of Ealing.

KEY FEATURES

- Detached
- Chain-Free
- Off Street parking
- Garden



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The ground floor is arranged for both family living and entertaining, featuring a generous reception room, a formal dining room and a bright conservatory overlooking the garden. The kitchen is well proportioned and connects conveniently to a separate utility room, while a dedicated gym/office with a separate entrance adding further flexibility. The rear garden, measuring approximately 49 ft by 49 ft, provides a private and level outdoor space ideal for families and summer use. A sizeable driveway to the front offering ample off street parking.

Upstairs, the first floor hosts four well sized bedrooms, including a principal bedroom with excellent proportions. The second floor provides an additional bedroom and reception space, ideal as a guest suite or independent living area, complemented by useful eaves storage.

From a location perspective, the property is well positioned for transport and local amenities. South Ealing Tube Station on the Piccadilly Line is approximately 0.7 miles away, providing direct access into Central London and Heathrow. West Ealing Station is 0.6 miles offering Elizabeth Line, Ealing Broadway Station is around 1.2 miles distant, offering Line, District Line and mainline services, Elizabeth Line, Central significantly improving journey times into the West End, the City, and Canary Wharf





MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

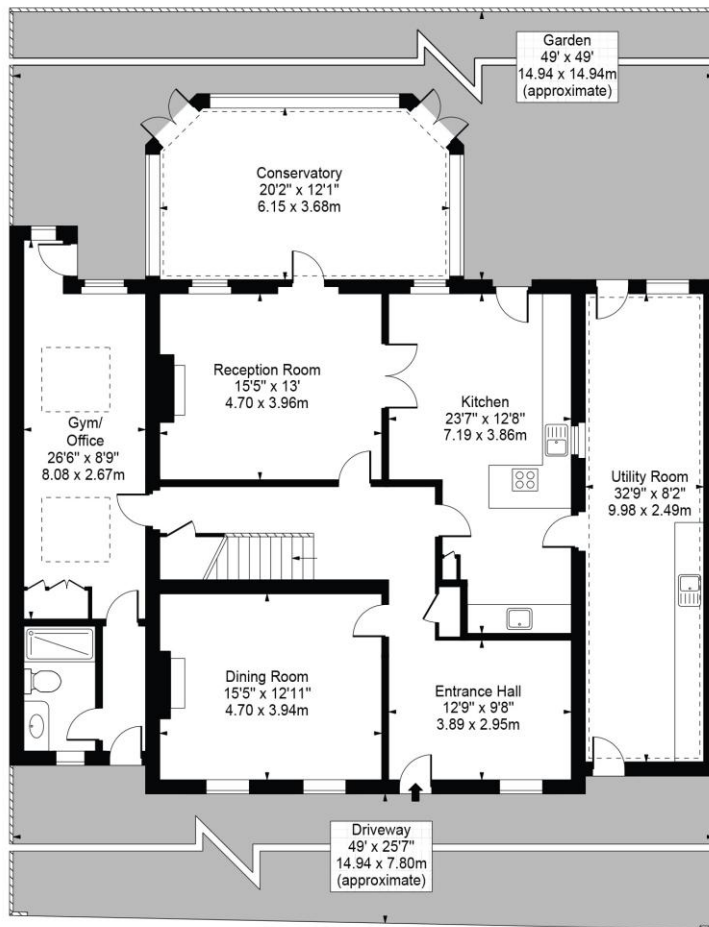
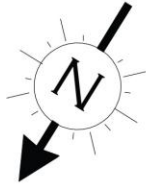
Rathgar Avenue, W13

Approx. Total Internal Area 3771 Sq Ft - 350.34 Sq M

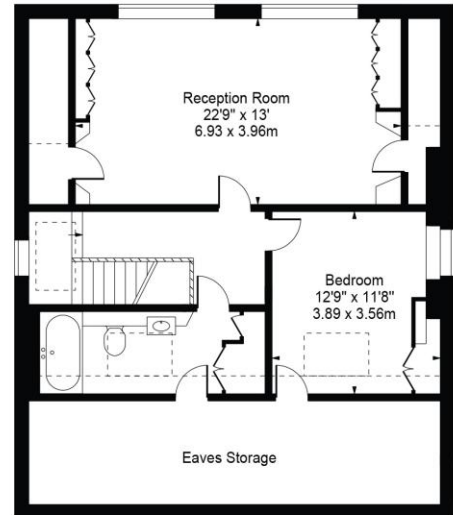
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 3465 Sq Ft - 321.91 Sq M

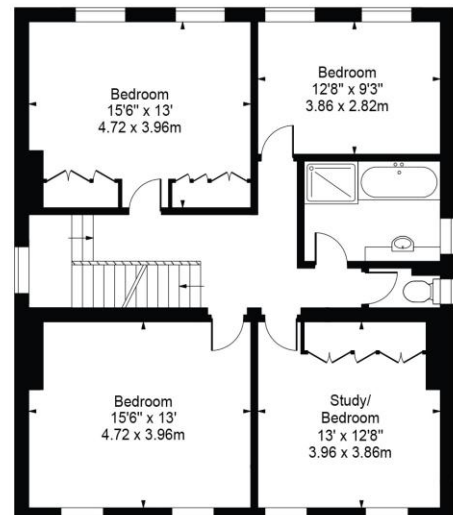
(Excluding Eaves Storage & Restricted Height Area)



Ground Floor



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.